

Merton Council

Planning Applications Committee

15 January 2015

Supplementary agenda

- 10 Land formerly occupied by community centre at Woodstock Way, Mitcham CR4 1BA(ref.14/P1232) (Longthorton Ward) 1 - 10

Officer Recommendation

Approve facing materials and amend proposed conditions agreed following consideration of the planning application at PAC on 21st August 2014 so as to ensure the development is completed in accordance with the facing materials.

Reason for Urgency

Pursuant to Access to Information regulations, the Chair has approved the urgent submission of this report for the following reason -

At the meeting of PAC in August 2014, the Committee approved the application, subject to samples of the colours and facing materials for the development being brought to Committee for approval. At rather short notice the applicant has advised that their architects have a set of samples and colour images they wish to use in order to construct the scheme. As before, the applicants are working to a tight timetable in order to get the development constructed on site and have asked if the materials can be considered by the Committee this week at this January meeting.

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PLANNING APPLICATIONS COMMITTEE
15th January 2015

SUPPLEMENTARY AGENDA

<u>UPRN</u>	<u>APPLICATION NO.</u>	<u>DATE VALID</u>
	14/P1232	24/04/14
Address:	Land formerly occupied by community centre at Woodstock Way, Mitcham.	
Ward:	Longthornton	
Proposal:	Erection of part three part two storey development consisting of 36 flats and site office.	
Supplementary drw'gs:	RSHP-0400-P-X Rev 01, RSHP-0403-E-S Rev 01, RSHP-0401-E-N Rev -1 and RSHP-0402-E-E Rev 01 and e-mail dated 13/01/15.	
Contact Officer:	Jonathan Lewis (020 8545 3287)	

RECOMMENDATION: Approve facing materials and amend proposed conditions agreed following consideration of the planning application at PAC on 21st August 2014 so as to ensure the development is completed in accordance with the facing materials.

1. INTRODUCTION

- 1.1 This application is brought before the Planning Application's Committee to seek member's views as to the acceptability of proposed facing materials.
- 1.2 At the meeting of the Council's Planning Applications Committee in August 2014 members resolved to grant planning permission for the above development subject to the completion of a S106 agreement to ensure the delivery of affordable housing and subject to conditions including one requiring the submission and approval of facing materials.
- 1.3 The minutes of the meeting record that Officers suggested that the external materials, including the various colours now proposed, could be submitted at a later date to Committee for approval if necessary, but that a decision on the overall scheme should be made at this meeting. As indicated below, the Committee agreed to this suggestion.

- 1.4 The minutes of the meeting on the matter of external materials record the following: (i) External Materials – Colours – Samples of the materials, including the various colours now proposed, to be used on all external faces of the building which are required to be submitted further to Condition (3) (B2 – Materials to be approved), shall be submitted to Committee for approval (instead of being dealt with by officers under delegated powers) in order that the Committee can be satisfied as to their suitability.
- 1.5 The S106 is ready to sign and the permission ready to be issued. Since consideration by Merton, the applicant has secured funding from the GLA. The applicant is anxious to meet a tight construction schedule, whereby funding conditions require that the project is completed by April. Failure to consider the materials could delay by a month implementing the project with the potential to impact on funding in the event that the scheme is not completed.

2. SITE AND SURROUNDINGS

- 2.1 Vacant site (1219 sq.m) located on the corner of Clay Avenue and Woodstock Way, Mitcham. The site was formerly occupied by a Community Centre, which was demolished following the cessation of use by the Council in 2004 (the building was not compliant with the requirements of the Disability Discrimination Act). There are self-seeded shrubs and vegetation along the western boundary of the site which is currently enclosed by a 2m high steel palisade fence.
- 2.2 To the north of the site is a gated footpath leading to an electricity substation. Beyond this to the north, and opposite to the east are two storey maisonettes. Further north on either side of Woodstock Way are two storey semi-detached and terraced houses. To the west are the grounds of Lonesome Primary School. Opposite, and to the south is Long Bolstead Recreation Ground. Towards the northern end of the site fronting onto Woodstock Way is a bus shelter/bus stop.
- 2.3 The site is not in a Controlled Parking Zone (CPZ), an area at risk from flooding, a conservation area or an area of archaeological significance. The site is no longer designated as protected Open Space following the adoption of the Merton Sites and Policies Plan in July 2014. The site is not known to suffer from contamination. The site has a PTAL of 2 [On a scale of 1a, 1b, and 2-5, 6a, 6b where zone 6b has the greatest accessibility].

3. CURRENT PROPOSAL

- 3.1 The proposal to erect the blocks of flats and site office has already been endorsed by Planning Committee and this report only seeks approval of the facing materials.
- 3.2 At the time of reporting the application to PAC in August 2014 the report noted that facing materials would comprise pre-fabricated

coloured panels with the palette of colours based on sandstone and terracotta. Externally mounted soil vent pipes and rainwater pipes were shown to be enclosed by a blue mesh like material.

3.3 The proposed materials do not differ materially from those considered by PAC in August 2014 but have now been firmed up by the applicant and their architects. Facing materials are as follows:
Marley Eternit Equitone Tectiva in the following colours:

- TE 80 - Mineral Black (Primary)
- TE 10 – Linen,
- TE 60 – Hessian,
- TE 40 – Sahara,

- Highlight elements such as doors and balconies are to be a paint finished with the following RAL colours:
 - RAL 1023 Traffic Yellow,
 - RAL 2009 Traffic Orange,
 - RAL 3020 Traffic Red.

- Whilst window frames and wind doors are to be RAL 9006 White painted Aluminium.

- A dark grey prefabricated roofing system is proposed for the roof.

3.4 The dark grey 'portico' type element on the road elevations has replaced the mesh screen previously shown in the application, concealing the down pipes within.

3.5 In support of the submission the applicant has provided for display at the meeting of PAC:

- A materials sample board;
- Site layout board;
- Computer generated colour perspectives;
- Coloured elevations.

4. PLANNING HISTORY.

4.1 August 2014 – Resolution by PAC to grant planning permission subject to the completion of a S106 agreement and conditions for the erection of part three part two storey development consisting of 36 flats and site office.

5. CONSULTATION

- 5.1 No further consultation undertaken in relation to the current submission.

6. POLICY CONTEXT.

The London Plan [July 2011].

- 6.1 The relevant policies in the London Plan [July 2011] are 3.5 [Quality and design of housing developments; 7.4 [Local character]; 7.5 [Public realm]; and 7.6 [Architecture].

Merton Supplementary Planning Guidance

- 6.2 Design [2004].

Merton LDF Core Planning Strategy [July 2011]

- 6.3 The relevant policies within the Council's Adopted Core Strategy [July 2011] is CS.14 [Design].

Merton Sites and Policies Plan [adopted July 2014]

- 6.4 The London Borough of Merton 'Sites and Policies Plan' was formally adopted by the Council on the 9 July 2014. The relevant policies within the Sites and Policies Plan are as follows: DMD1 [Urban Design and the Public Realm] and DMD2 [Design Considerations and the Public Realm].

National Planning Policy Framework [March 2012]

- 6.5 The National Planning Policy Framework [NPPF] was published on the 27 March 2012 and replaces previous guidance contained in Planning Policy Guidance Notes and Planning Policy Statements. This document is a key part of central government reforms 'to make the planning system less complex and more accessible, and to promote sustainable growth'.
- 6.6 The NPPF supports the plan led system stating that development that accords with an up to date plan should be approved and proposed development that conflicts should be refused. The framework also states that the primary objective of development management should be to foster the delivery of sustainable development, and not to hinder or prevent development.
- 6.7 The NPPF states that design policies should avoid unnecessary prescription or detail and should concentrate on guiding the overall scale, density, massing, height, landscape, layout, materials and access of new development in relation to neighbouring buildings and the local area more generally. The guidance goes on to state that planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.

7. PLANNING CONSIDERATIONS

- 7.1 The planning considerations relate to an assessment of the acceptability of the submitted materials in terms of the overall appearance of the development as well as the local area.
- 7.2 Sites and policies plan policy DM D2 states that proposals for development will be expected to relate positively and appropriately to the materials used on surrounding buildings. Proposals for development will be expected to use appropriate materials which complement and enhance the character of the wider setting. Core Strategy Policy CS 14 requires proposals to be well designed and to respond to, and reinforce locally distinctive patterns of development.
- 7.3 The report to PAC in August 2014 noted that “the detailed design of the development is thoroughly modern. The applicant’s planning submissions however demonstrate how the palette of colours draws on those found in surrounding buildings including those in Woodstock Way. Thus while using modern materials, the proposals may be considered to complement but do not necessarily replicate the local architectural character (London Plan policy objective 7.6c and Sites and Policies Plan policy objective DM D1 a(ii))”.
- 7.4 The material samples that have been submitted, provide a much clearer indication as to how the building would look. The latest elevations draw on a similar colour palette to that originally shown to members, reinforcing the conclusions of the earlier report albeit the arrangement of the colours differs. The key change is primarily incorporating the use of light grey panels to the flanks of the blocks to tone in with panels to enclose downpipes and to form roof fascia details.
- 7.5 The light gray panels reflect the colour of the pebbledash on the two terraces of houses on either side of western end of Woodstock Way and would not look out of context.
- 7.6 The refinement of the design so as to enclose downpipes on the street elevations simplifies the appearance of the buildings and this adjustment is welcomed.
- 7.6 Urban design principles include the ability for buildings to achieve the promotion of intricacy, colour, pattern, decoration, and employ texture rich materials, and an objective to providing a more responsive built environment is the extent to which people can put their own stamp on a place. The introduction of brighter coloured doors and panels to the

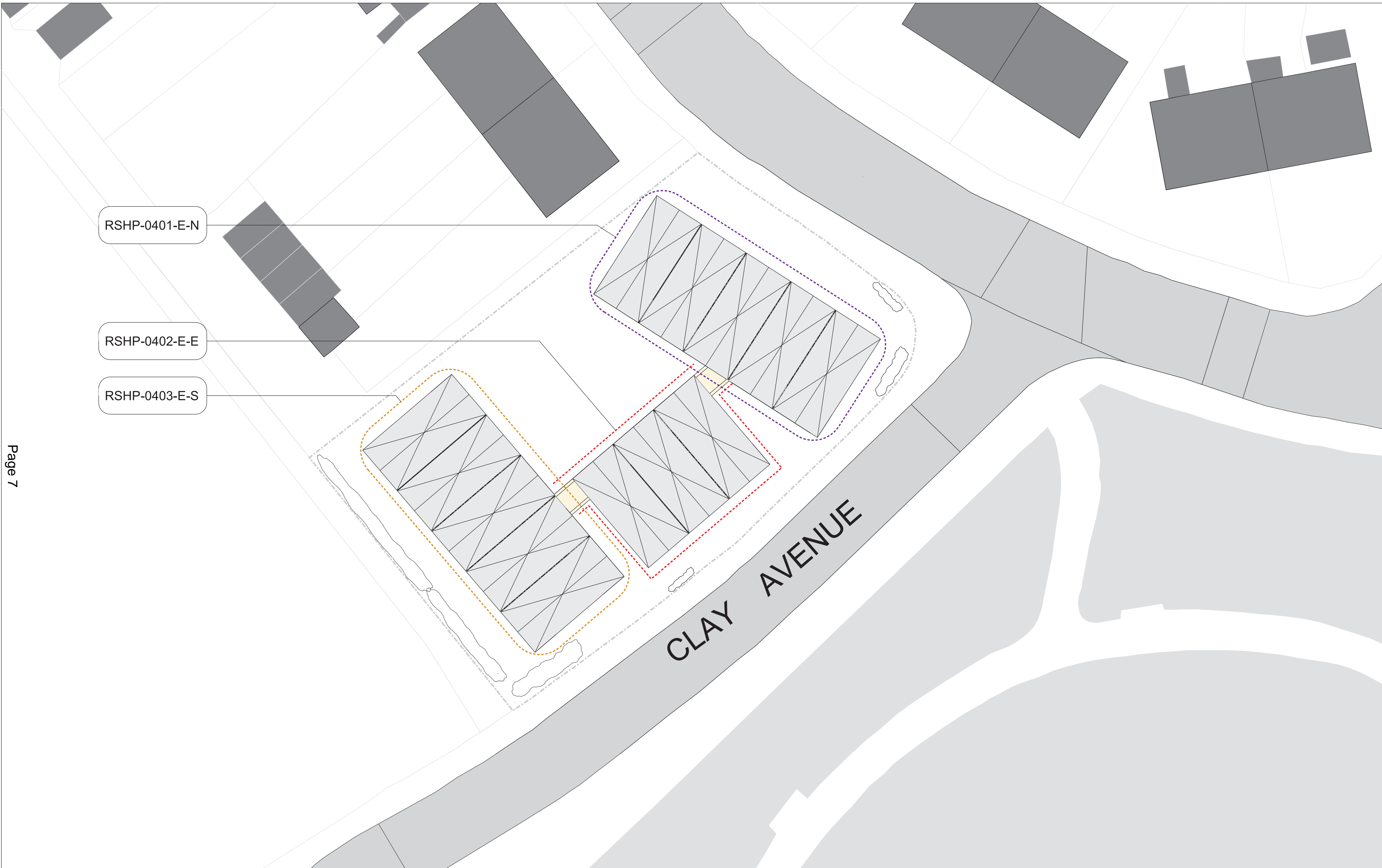
upper decks are based on colours that complement the principal cladding panels and introduce a subtle individuality to the appearance of the development that could otherwise appear somewhat “institutional”.

8. CONCLUSION

- 8.1 Whilst not identical to those used on neighbouring buildings, the proposed facing materials used on this building would be appropriate to its modern design and would complement and be sympathetic to the materials used in the area surrounding the application site. The proposed facing materials would, when considered in conjunction with the bulk massing and siting of the blocks fulfil the objectives of National, London wide and local planning requirements on the matter of design.

RECOMMENDATION

Approve facing materials and amend proposed conditions agreed following consideration of the planning application at PAC on 21st August 2014 so as to ensure the development is completed in accordance with the facing materials.



Revision	Date	Description
01	08-01-2015	First Issue - For Comment

Legend

Cladding Panel Colour Drawing Key		
Drawn by BG	Checked by XX	Authorised by AP
<small>Do not scale from drawing. The author of this drawing takes no responsibility for any dimensions obtained by measuring or scaling from this drawing and no reliance may be placed on such dimensions. If no dimension is given, it is the responsibility of the recipient to ascertain the dimension specifically from the author or by site measurement. The sizing of all structural and service elements must always be checked against the relevant engineer's drawings. No reliance should be placed upon sizing information shown on this drawing.</small>		

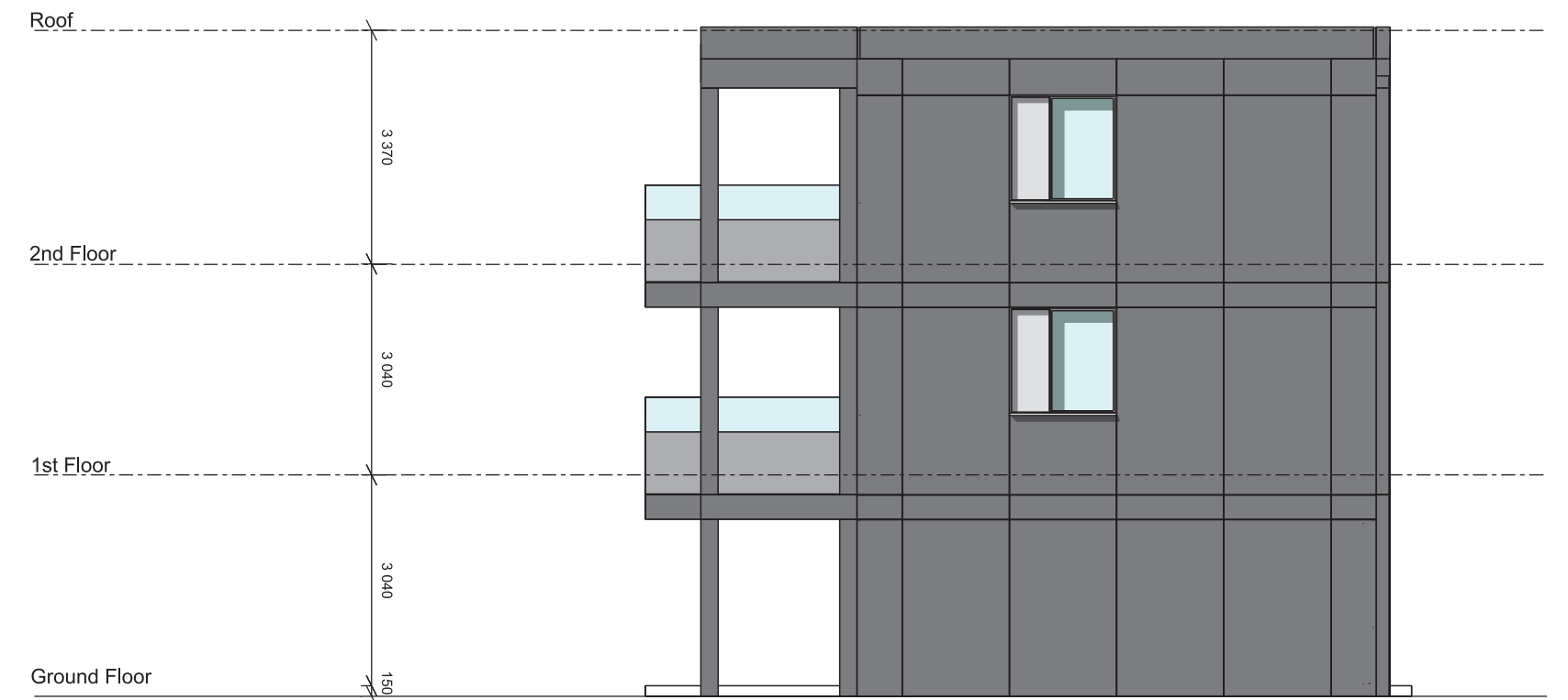
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Project Y:Cube Housing
Contact Rogers Stirk Harbour + Partners <small>On behalf of ... Thames Wharf Rainville Road London W6 9HA</small>
<small>tel: 020 7385 1235 fax: 020 7385 8409 email: J0000@rsh-p.com www.rsh-p.com</small>

<small>© copyright Rogers Stirk Harbour + Partners, all rights reserved 2013</small> Drawing Title Cladding Drawing Key		
Scale @ A2 1:200	Drawing Number RSHP-0400-P-X	Revision 01
Drawing Date 08-01-2015	Revision Date -	



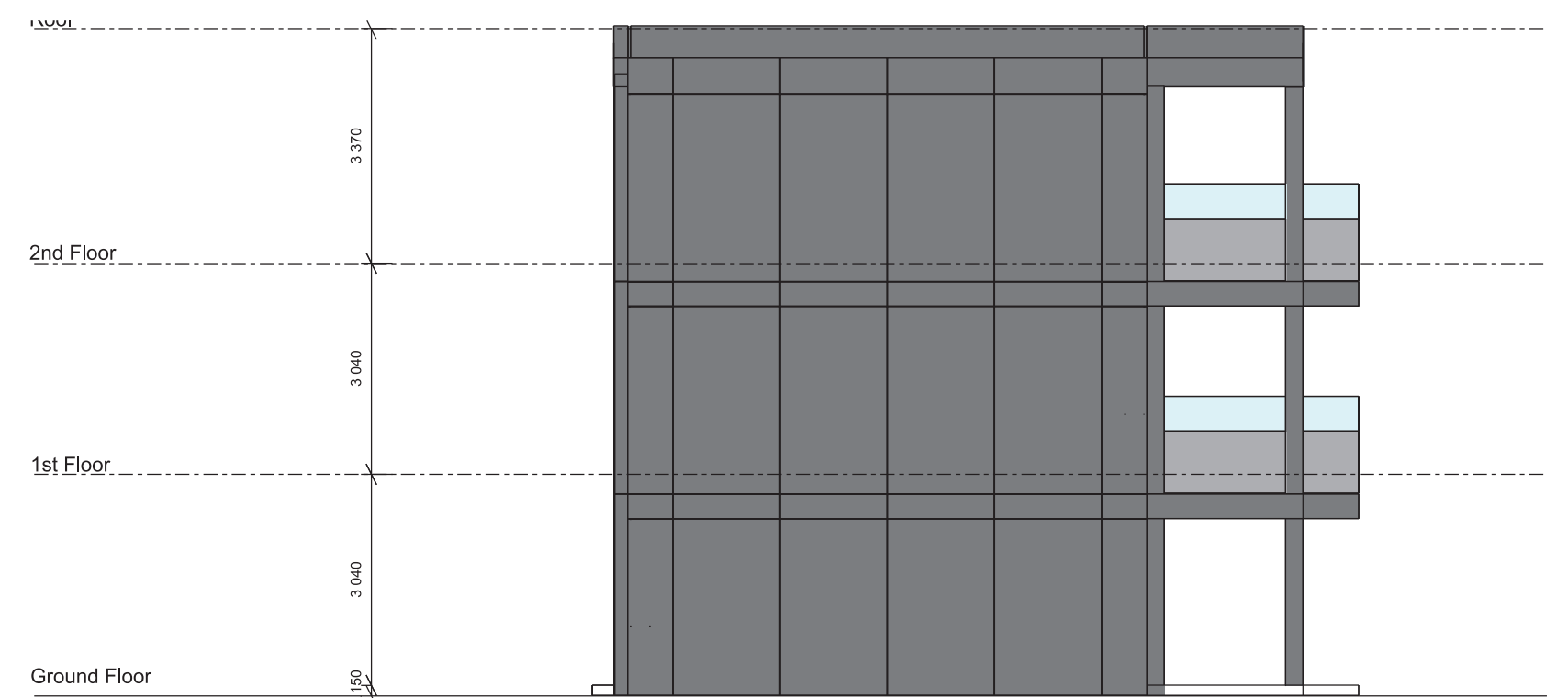
A - Woodstock Way Elevation



B - Side Elevation











C - Courtyard Elevation

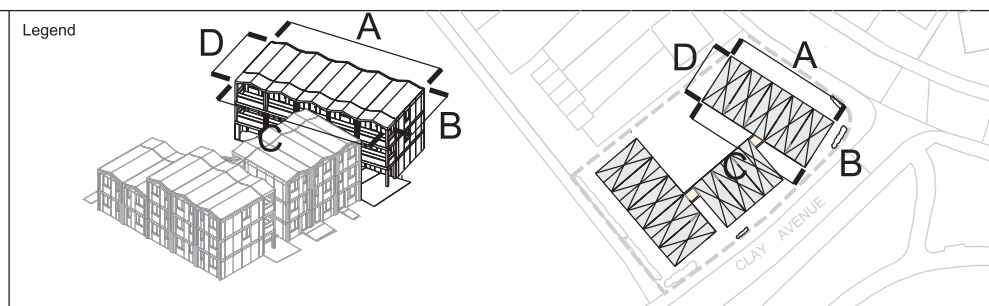


D - Side Elevation

Materials/Colours Key:

 Tectiva TE 10 - Linen	 RAL 9006 White Aluminium
 Tectiva TE 40 - Sahara	 RAL 1023 Traffic Yellow
 Tectiva TE 20 - Pebble	 RAL 2009 Traffic Orange
 Tectiva TE 80 - Mineral Black	 RAL 3020 Traffic Red

Revision	Date	Description
01	08-01-2015	First Issue - For Comment



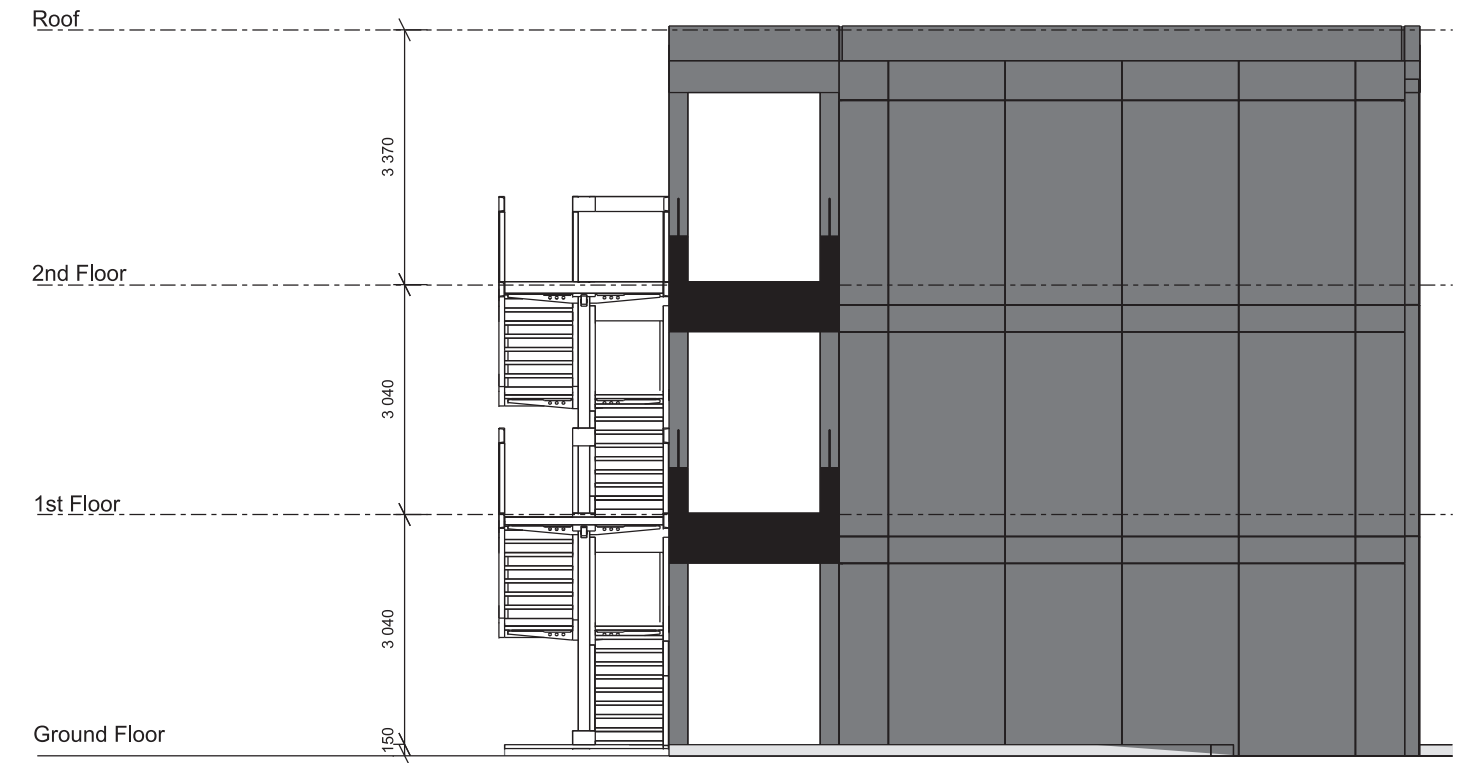
Cladding Panel Colours		
Drawn by BG	Checked by XX	Authorised by AP
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Project Y:Cube Housing	Drawing Title Cladding Colours North Block
Contact Rogers Stirk Harbour + Partners Thames Wharf Rainville Road London W6 9HA	Scale @ A2 1:100
tel: 020 7385 1235 fax: 020 7385 8409 email: J0000@rsh-p.com www.rsh-p.com	Drawing Date 08-01-2015
	Drawing Number RSHP-0401-E-N
	Revision Date -
	Revision 01

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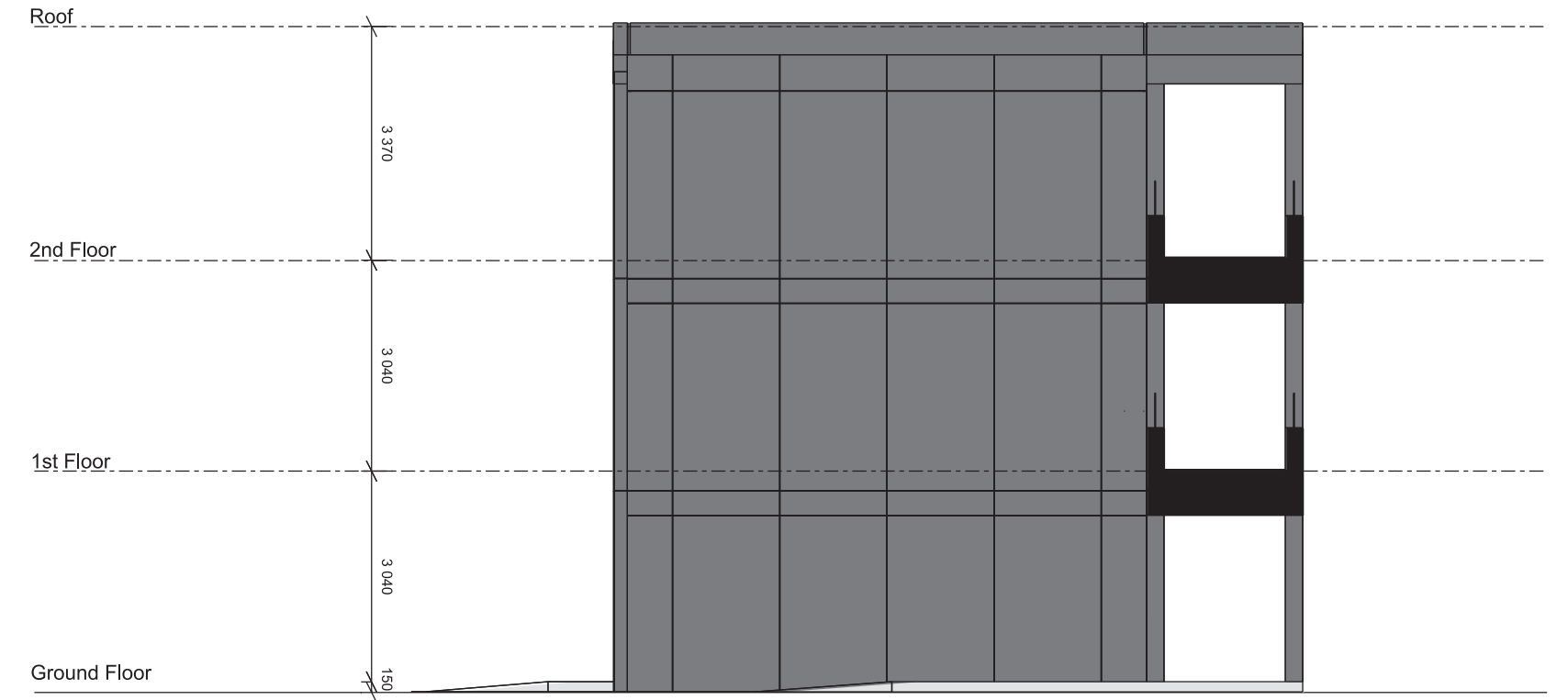
A - Clay Avenue Elevation



B - Side Elevation



C - Courtyard Elevation



D - Side Elevation

Materials/Colours Key:

 Tectiva TE 10 - Linen	 RAL 9006 White Aluminium
 Tectiva TE 40 - Sahara	 RAL 1023 Traffic Yellow
 Tectiva TE 20 - Pebble	 RAL 2009 Traffic Orange
 Tectiva TE 80 - Mineral Black	 RAL 3020 Traffic Red

Revision	Date	Description
01	08-01-2015	First Issue - For Comment

Legend



Cladding Panel Colours

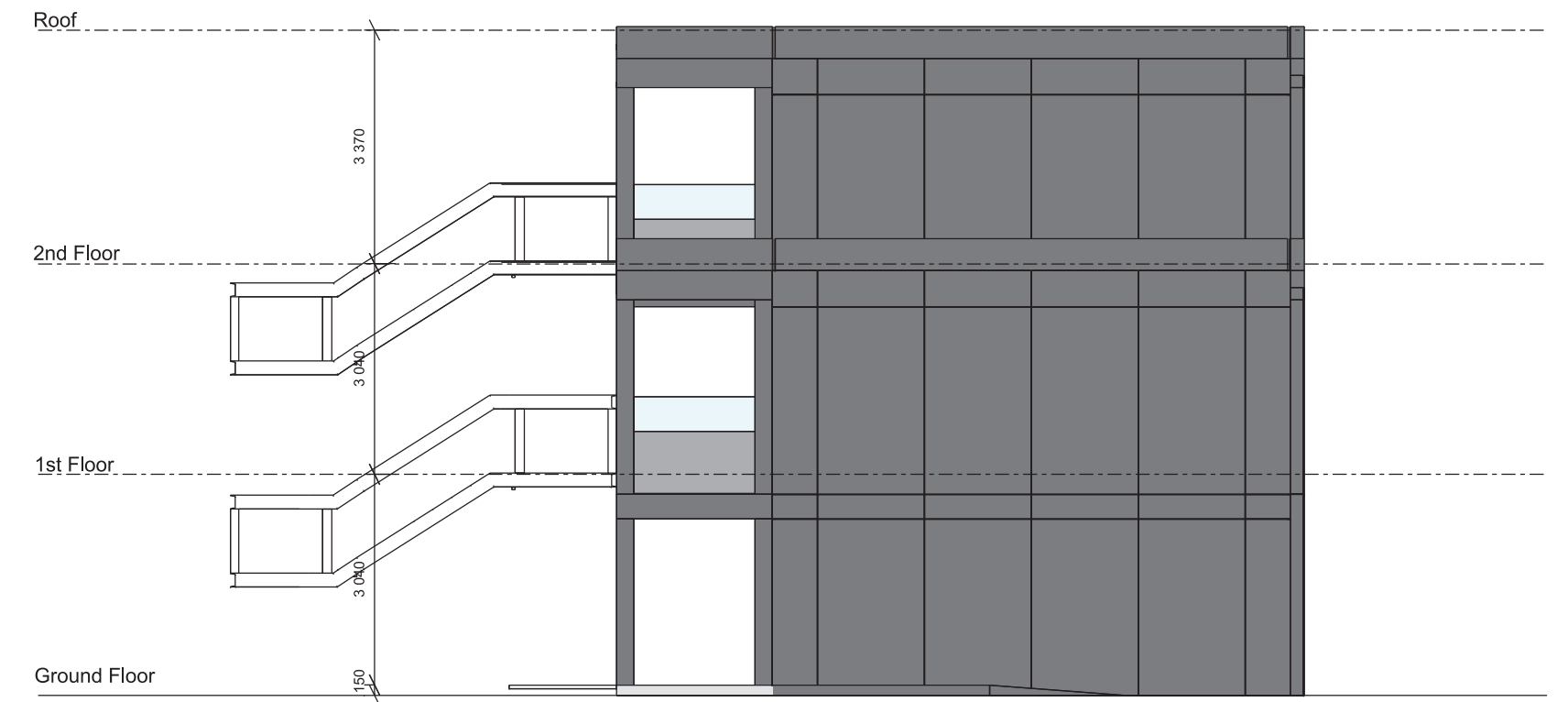
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Project Y:Cube Housing	Drawing Title Cladding Colours East Block	© copyright Rogers Stirk Harbour + Partners, all rights reserved 2013	
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tel: 020 7385 1235 fax: 020 7385 8409 email: J0000@rsh-p.com www.rsh-p.com	Drawing Date 08-01-2015	Revision Date -	



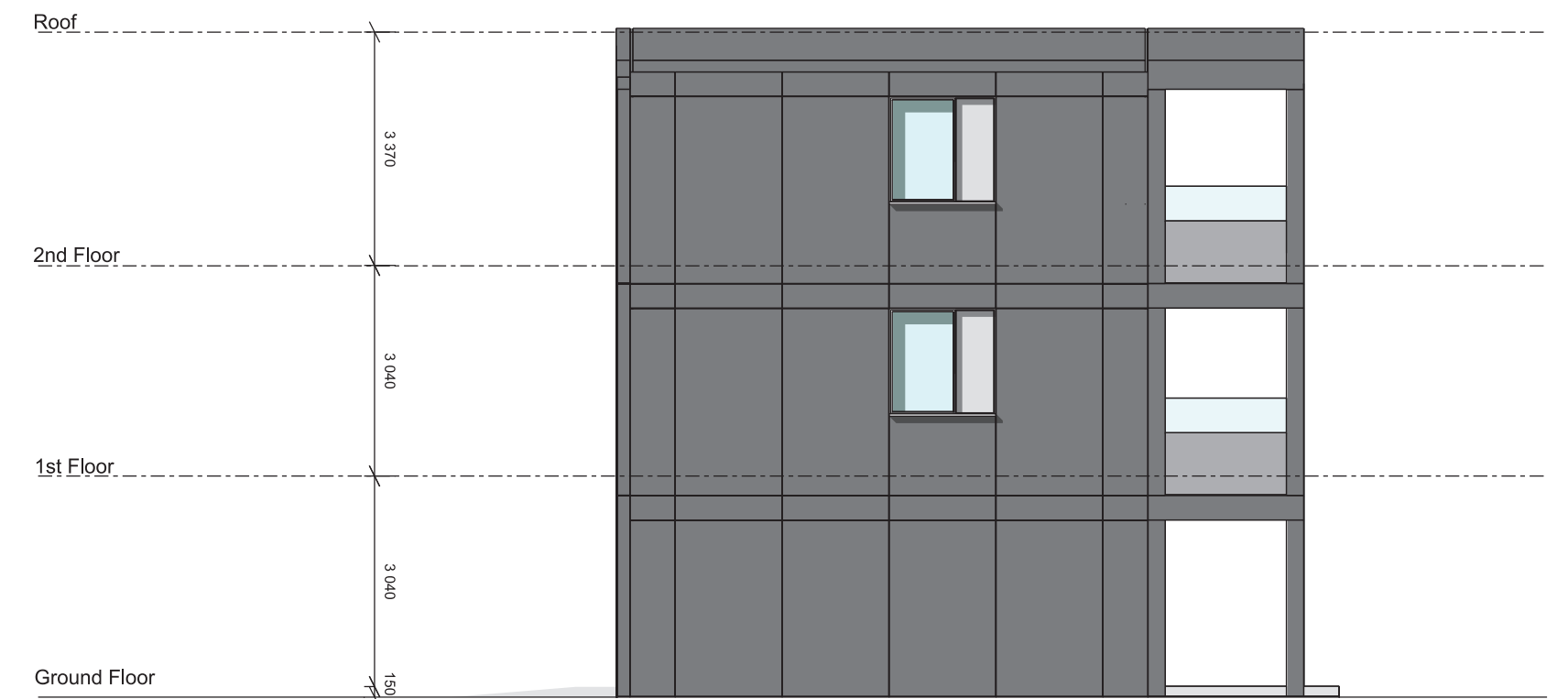
A - Outward Facing Elevation



B - Side Elevation











C - Courtyard Elevation

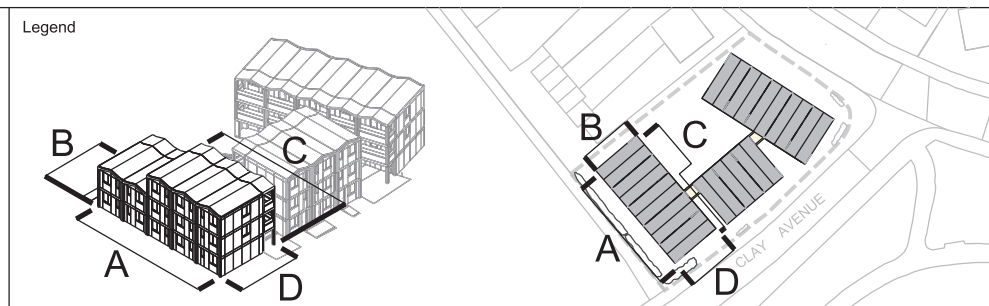


D - Side Elevation

Materials/Colours Key:

 Tectiva TE 10 - Linen	 RAL 9006 White Aluminium
 Tectiva TE 40 - Sahara	 RAL 1023 Traffic Yellow
 Tectiva TE 20 - Pebble	 RAL 2009 Traffic Orange
 Tectiva TE 80 - Mineral Black	 RAL 3020 Traffic Red

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Cladding Panel Colours

Drawn by BG	Checked by XX	Authorised by AP
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Project Y:Cube Housing	Drawing Title Cladding Colours South Block	© copyright Rogers Stirk Harbour + Partners, all rights reserved 2013	
Contact Rogers Stirk Harbour + Partners On behalf of... Thames Wharf Rainville Road London W6 9HA	Scale @ A2 1:100	Drawing Number RSHP-0403-E-S	Revision 01
tel: 020 7385 1235 fax: 020 7385 8409 email: J0000@rsh-p.com www.rsh-p.com	Drawing Date 08-01-2015	Revision Date -	